

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

Rezone for Properties at 1510 and 1517 NE 170th St. Shoreline, WA 98155

2. Name of applicant: [help]

Joseph and Melissa Irons

3. Address and phone number of applicant and contact person: [help]

***Applicant: Joseph and Melissa Irons
15304 Ashworth Avenue N
Shoreline, WA. 98133
(206) 795-4111***

***Contact Person: Craig Krueger
16340 NE 83rd Street, #F-138
Redmond, WA 98052
(425) 478-3267***

4. Date checklist prepared: [help] ***11/30/18***

5. Agency requesting checklist: [help]

City of Shoreline, Planning & Community Development Department

6. Proposed timing or schedule (including phasing, if applicable): [help]

It is anticipated that the comprehensive plan amendment and rezone application will be approved by the end of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

No, not at this time. We plan to continue using the existing properties as they have been used for the past decade.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Not applicable. The two infill parcels are currently developed and there are no environmental concerns related to the comprehensive plan amendment and rezone application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Comprehensive plan amendment and rezone application approvals.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposal is for a site-specific comprehensive plan amendment and rezone to change the Comprehensive Plan future land use map from Medium Density Residential to Mixed Use 2 and a rezone from Residential 8 units (R-8) to Community Business (CB) for two infill parcels so that the current uses on those parcels are consistent with zoning regulations. There are no changes to these uses contemplated at this time.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Tax identification numbers: 558930-0185, 558990-0145

Site address: 1517 NE 170th Street, 1510 NE 170th Street

Location: Just east of the intersection of NE 170th Street & 15th Ave NE, SW-9-26-4

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): ***Flat, rolling***, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **25%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The site is fully developed. There are no agricultural soils on the property.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approximately 53% of the sites are covered with impervious surfaces associated with the current uses.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

None proposed or required.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None proposed or required.

3. Water

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

No. Infill parcels are fully developed.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

N/A. There are no surface waters within 200 feet of the site.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No. Public water is available.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

N/A. Parcels are served by public sewer.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Currently, storm water is collected on-site and routed to storm drainage system within the adjacent street right-of-way.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No. The parcels are currently served by public sewers.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The proposal does not alter or otherwise effect drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None proposed or required.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

c. List threatened and endangered species known to be on or near the site. [help]

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, ***songbirds***, other:
mammals: deer, bear, elk, beaver, other: ***raccoon, squirrel***
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [help]

None known.

- c. Is the site part of a migration route? If so, explain. [help]

The site is within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [help]

None proposed or required.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

- a. What kinds of energy (***electric, natural gas***, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Current HVAC is electric and gas lines have been added to the property for future use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

None required. The proposal is for a comprehensive plan amendment and rezone application only.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals are planned to be used at this site.

4) Describe special emergency services that might be required.

None known.

5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed or required.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Noise associated with traffic on 15th Ave NE and normal residential uses. Noise would be in conformance with City Codes and Guidelines for CB zones.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Typical traffic noise from vehicles arriving at the parcels during normal business hours. Noise would be in conformance with City Code and Guidelines for CB zones.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None proposed or required.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

To the west of the parcels are commercial uses, and to the north (the two adjacent parcels are single-family), east (all foreseeable parcels are single-family), and to the south they have a special use permit for North City Water District, and then there is a multi-family use.

The current use of the site at 1510 NE 170th St. is as a mixed-use four-plex, with a business on the main floor and two residential apartment units above.

Over the last decade and prior to our purchase of the property in 2018, the site at 1517 NE 170th Street included a mix of uses including a dance studio, an auto mechanic, and rental units. It is currently being used as a garage with an ADU-Accessory Dwelling Unit and studio above the garage, along with a single-family residence which we currently have under construction and plan to use as a garage, storage building, and rental units.

The proposal will not affect current land uses on nearby or adjacent properties, nor do we have any intention of further development at the sites after the parcel is rezoned to CB-Community Business.

The remodeling project permit that was submitted for 1517 NE 170th St has been postponed due to notification from the City of our non-conformance to zoning at 1510 NE 170th St.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [help]

No. The site has not been used as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. [help]

All structures on the site are existing buildings, besides a 10x20 shed in-construction at 1517 NE 170th Street.

d. Will any structures be demolished? If so, what? [help]

No, not at this time.

e. What is the current zoning classification of the site? [help]

R-8.

f. What is the current comprehensive plan designation of the site? [help]

Medium Density Residential.

g. If applicable, what is the current shoreline master program designation of the site? [help]

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Not that we know of.

i. Approximately how many people would reside or work in the completed project? [help]

There could be approximately six people residing in the existing residential structures and approximately six people working within the office use.

j. Approximately how many people would the completed project displace? [help]

None. The proposal is for a comprehensive plan amendment and rezone application only.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None proposed or required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

None proposed. The proposal is for a comprehensive plan amendment and rezone application only.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed or required.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

1510 NE 170th Street currently holds a business tenant and two residential rental tenants. Likely 1517 NE 170th St. will hold a business tenant, parking, and one to three residential rental tenants, The proposal is for a comprehensive plan amendment and rezone application only.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

No residential dwelling units would be eliminated with the proposed Comprehensive Plan Amendment and Rezone.

- c. Proposed measures to reduce or control housing impacts, if any: [help]

None proposed or required.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

- b. What views in the immediate vicinity would be altered or obstructed? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None proposed or required.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

c. What existing off-site sources of light or glare may affect your proposal? [help]

Vehicle traffic from both 15th Avenue NE & NE 170th Street.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None proposed or required.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Hamlin Park is 0.2 miles south of the site. There are no other known designated and informal recreational opportunities in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

None proposed or required.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

N/A. Parcels have been fully developed during the construction of the existing uses.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

None required, as parcels have been fully developed.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed or required.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

15th Avenue NE & NE 170th Street. There is currently an existing traffic light at this intersection.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

The site is currently served by public transit. Metro routes #77 and #348 are within 500 feet of the site, along 15th Ave NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

None. The proposal is for a comprehensive plan amendment and rezone application only.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] May 2014 9

No. The proposal is for a comprehensive plan amendment and rezone application only.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [help]

N/A. The proposal is for a comprehensive plan amendment and rezone application only.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. The proposal is for a comprehensive plan amendment and rezone application only.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

None proposed or required.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No. The proposal is for a comprehensive plan amendment and rezone application only.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None proposed or required.

16. Utilities

a. Circle utilities currently available at the site: [help]

electricity, natural gas for future use, water, refuse service, telephone, sanitary sewer, septic system, cable tv, internet.
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Utilities serving these parcels are currently located on the properties and within the adjacent streets.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Joseph Tracy

Position and Agency/Organization Property Owner

Date Submitted: 12/3/18

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases are:

NA. The proposal is for a comprehensive plan amendment and rezone application only. No measures proposed or required since the sites are fully developed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The comprehensive plan amendment and rezone application will not affect plants and animals, since the parcels are currently fully developed.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

There may be a slight increase in energy use if and when the parcels are redeveloped with commercial uses. There would be no impact to natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposal would not affect environmentally sensitive areas, as there are no critical areas on or near the site.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposal would not affect shoreline uses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

No proposed measures at this time. There is currently an existing traffic light at this intersection.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There will be no conflict with local, state, or federal laws, since the parcels are fully developed and there are no critical areas on the site.